

## MINUTES

**PLANNING COMMISSION  
REGULAR MEETING  
APRIL 21, 2014 – 5:00 P.M.  
CITY COUNCIL CHAMBERS**

**PRESENT:** Chairman Sookram, Members Fooker, Emanuel, Ridder, Sawyer, Fagan and Winter, Chief Building Inspector Don Simons and Planning Director Rian Harkins

**ABSENT:** Members Wiese and Sawyer

Chairman Sookram called the meeting to order. Roll Call Vote was taken – 6 present.

Chairman Sookram read a statement that this meeting was preceded by publicized notice in the Fremont Tribune and the agenda displayed in the lobby of the Municipal Building and posted online at [www.fremontne.gov](http://www.fremontne.gov); and distributed to the Planning Commission, Mayor and City Council on April 9, 2014 and is open to the public. Chairman Sookram also stated a copy of the agenda was kept continually current and available to the public at 400 East Military, 3<sup>rd</sup> floor and a copy of the open meeting law is posted continually for public inspection located near the Council Chambers entrance door by the agendas.

It was moved by Fooker, seconded by Ridder, to dispense with the reading of the Minutes of the March 17, 2014 Regular Meeting and approve as received. Roll Call Vote showed all members present voting aye – 7 ayes. Motion Carried.

Chairman Sookram stated the general public is invited to address the Planning Commission regarding any item on this agenda at this time or wait until discussion of their request is taking place. No public comments were received.

**Consider request of Ron Vlach for a conditional use permit to allow for an oversized accessory building in the RL Zoning District at 450 West Military.**

Planning Director Harkins reviewed the staff report, including the conditions that staff have included for approval. The property is just outside of the corporate boundary, and is over 10 acres in size. The applicant is asking for the building to be allowed to be 75x300'.

Vice Chairman Fooker asked if this was the correct address, and if staff could verify the address of the property. It was moved by Emanuel, seconded by Barton, to approve the item subject to staff's stipulations as well as verification of the actual property address. Roll Call Vote showed all members present voting aye – 7 ayes. Motion Carried.

**Consider request of Carson and Alice Day to subdivide part of the NW ¼, Section 28, Township 17 North, Range 9 East, Dodge County, Nebraska into two tracts.**

Planning Director Harkins reviewed the staff report, noting the property location and that the applicant is essentially wanting to move the property line so that the farm buildings would be on the same tract as the house.

It was moved by Emanuel, seconded by Fagan, to approve the item. Roll Call Vote showed all members present voting aye – 7 ayes. Motion Carried.

**Consider request of Carson and Alice Day to combine part of the NW ¼, Section 28, Township 17 North, Range 9 East, Dodge County, Nebraska into two tracts.**

Planning Director Harkins reviewed the staff report, noting the property location and that this is the follow up item to the previous agenda item.

It was moved by Ridder, seconded by Winter, to approve the item. Roll Call Vote showed all members present voting aye – 7 ayes. Motion Carried.

**Consider request of Tom Sawyer to replat Lots 3 and 4, Block 3, Sawyer 2<sup>nd</sup> Subdivision, Fremont, Dodge County, Nebraska.**

Planning Director Harkins reviewed the staff report, noting that the applicant is replatting the two lots in order to adjust the boundary line location as a means to facilitate future expansion.

It was moved by Fooker, seconded by Barton, to approve the item. Roll Call Vote showed all members present voting aye – 7 ayes. Motion Carried.

**Public Hearing to consider the General Redevelopment Plan for the 23<sup>rd</sup> and Bell area.**

It was moved by Fooker, seconded by Ridder, to open the public hearing. Roll Call Vote showed all members present voting aye – 7 ayes. Motion Carried.

Planning Director Harkins highlighted the staff report, noting that this is a follow up item to the blight and substandard study previously approved by the Planning Commission.

It was moved by Fooker, seconded by Barton, to close the public hearing. Roll Call Vote showed all members present voting aye – 7 ayes. Motion Carried.

It was moved by Barton, seconded by Emanuel, to approve the item. Roll Call Vote showed all members present voting aye – 7 ayes. Motion Carried.

Meeting adjourned at 6:25 p.m.